

Art. 11-I-10 RESIDENTIAL ZONING DISTRICTS

- (a) **"R-1" Single Family Residential District:** In addition to other regulations set forth in the Zoning Code, property located in an "R-1" Single Family Residential District shall be developed in accordance with the following regulations:

- (1) **Purpose:** The purpose of an "R-1" Single Family Residential District is (1) to encourage development of primarily larger lot single family detached homes and (2) to protect developed and vacant properties that are determined to be most suitable for detached single family homes from uses that will produce traffic concentrations, noise and pollutants that will create an undesirable and unsafe residential environment. "R-1" Single Family Residential Districts can be located in any area of the City suitable for residential use.
- (2) **Building Regulations:** Except for a detached garage or servant or guest quarters, no more than one main building may be constructed on a lot in the "R-1", Single Family Residential District.

- (b) **"R-1A" Residential District:** In addition to other regulations set forth in the Zoning Code, property located in an "R-1A" Residential District shall be developed in accordance with the following regulations:

- (1) **Purpose:** The purpose of an "R-1A" Residential District is to encourage the continuation of residential uses in older residential areas located within or near the Central City area. The addition of an apartment to a single family house is permitted under certain conditions in order to (1) encourage home ownership in older sections of the City by permitting a home owner to investment in and improve an older home in a manner that increases the ability of that home owner to realize a certain income from the investment; (2) make available more apartments, possibly at lower rent, that are closely associated with a single family home; and (3) increase the number of residents, and thus potential customer base, close to the downtown area. Except for a detached garage or servant or guest quarters, no more than one main building may be constructed on a lot in the "R-1 A", Residential District.
- (2) **Developing Single-Family House with Apartment:** A single family residence in a "R-1A" Residential District may be developed with a separate apartment in accordance with the following development regulations:
 - (i) **Area of Apartment:** The apartment may not be larger than one-half the floor area of the house without the apartment, excluding the area of any attached garage or carport;
 - (ii) **Off-Street Parking:** The property must not have fewer than three off-street parking spaces, only two of which may be located within the front yard area of the lot; provided, however, a lot which is greater than seventy (70) feet wide may have three off-street parking spaces in the front yard area; and
 - (iii) **Setback Requirements:** Any additions to the existing structure(s) must meet the required setback regulations in that zoning district.

- (c) **“RC” Residential Cluster District:** In addition to other regulations set forth in the Zoning Code, property located in an "RC" Residential Cluster District shall "RC" Residential Cluster District: In addition to other regulations set be developed in accordance with the following regulations:

- (1) **Purpose:** The primary purpose of the "RC" Residential Cluster District is to permit the development of a mix of residential uses, including, but not limited to, single-family detached dwellings, zero lot line "gar-den homes," and townhouses, subject to certain development regulations that ensure better compatibility of different types of uses within the same zone, such as required buffer areas, screening fences, street layouts, and/or landscaping. An additional purpose of the "RC" Residential Cluster District is to allow, in circumstances where it might not otherwise be permitted, the clustering of homes in certain portions of a tract when (1) the topography does not reasonably allow development of the entire tract or (2) preservation of important open space views, critical environmental features (including significant trees), or recreational areas is desired. The "RC" Residential Cluster District is intended to be the primary residential zone for growth areas of the City.
- (2) **Adoption of Development Site Plan:** Prior to the issuance of any building permits for construction of any structure on property located in an "RC" Residential Cluster District, other than a single family detached dwelling, the owner of the property must obtain approval of a Development Site Plan which is consistent with the development regulations set forth in this Section (c.). The procedure for approval of a Development Site Plan or any amendment thereto shall be the same as for the adoption of a Conditional Use Permit. Upon adoption, a copy of the resolution adopting the Development Site Plan shall be f i led in the official records of the County Clerk of Kerr County, Texas.
- (3) **Contents of Development Site Plan:** A Development Site Plan shall contain sufficient details to give notice to the public the nature of the development regulations governing the subdivision, which, at the discretion of the City, may include, but not be limited to:
 - (i) Boundaries of the proposed development;
 - (ii) Approximate locations, with boundaries, for different types of development;
 - (iii) Locations and types of screening, buffering, landscaping, or open space areas;
 - (iv} Location of common areas; and
 - (v) Locations of driveways, including common driveways, streets, and alleys.

The resolution adopting the Development Site Plan may include such other development restrictions as determined necessary to accomplish the purposes set forth in Subsection (1), above.

- (4) **Plat Consistent With Adopted Development Site Plan:** All subdivision plats approved for property located in an "RC" Residential Cluster District, in addition to complying with all other requirements of the Subdivision Code, must:
- (i) indicate the resolution number(s) which adopted and approved the Development Site Plan and the related development regulations adopted specifically for the property which is the subject of the plat;
 - (ii) otherwise be consistent with the resolution adopting the Development Site Plan for the property; and
 - (iii) contain a note indicating that a building permit may not be issued if a required Development Site Plan has not been adopted for the property.
- (5) **Amendment to Development Site Plan:** Any amendment to a Development Site Plan shall be approved in the same manner as the original development site plan. The amendment of a Development Site Plan shall require a replat of property only if the layout of streets, alleys, common areas, and buffer zones are to be substantially altered from the then current plat. The Planning Director or his designee shall deliver to the County Clerk of Kerr County, Texas, to be filed in the appropriate records, a notice of the adoption of any resolution which amends an approved Development Site Plan affecting previously platted property.
- (6) **Density, Lot Size, and Setback Requirements:**
- (i) **Same Street as Single Family Detached Dwelling Developments:** When a proposed "RC" Residential Cluster District abuts and is located in whole or in part on the same street as property developed with, or zoned for development of, single family detached dwellings, regardless of whether the "RC" Residential Cluster District is located on only one or both sides of the street, the "RC" Residential Cluster District shall be required to meet the following development requirements:
 - a* For two lots beyond the last lot zoned for or developed as single family detached dwellings, there shall be similar building densities and setbacks as for the adjacent single family detached dwelling development; or,
 - b* The Development Site Plan may provide for smaller lot sizes, greater densities, and/or shallower setbacks than the adjacent single family development if open space or other buffering techniques are used to maintain a harmonious transition from the existing single family detached residential development.
 - (ii) **Abutting Single Family Detached Dwelling Developments - Not Same Street:** When a proposed "RC" Residential Cluster District abuts in whole or in part the back or side lot lines of property developed with, or zoned for development of, single family detached dwellings, (not including situations described in Paragraph (1), above), the row of lots in the "RC" Residential Cluster District that abuts the single family detached dwelling development shall be developed with a residential density similar to that of the adjacent single family detached dwelling development; provided, however, at the discretion of City Council and after recommendation of the Commission, a Development Plan for an "RC" Residential Cluster District as described in this subsection may alternatively provide for a setback requirement for the lots adjacent to the single family detached dwelling development to be fifteen (15) feet, and be required to be developed with:

- a* a privacy fence composed of weather resistant wood and/or rock or brick masonry typical of residential areas along the common property line with the single family detached zone, provided, however, the owner may, pursuant to adoption of the Development Site Plan, be exempted from constructing the privacy fence if a privacy fence already exists along said common property line; and/or
- b* a landscape plan that provides for the preservation of existing trees and/or the planting of new trees of not less than two inch (2") caliper planted on fifty foot (50') centers along the property line abutting the single family detached dwelling development, which landscape plan shall become a part of the resolution adopting the Development Site Plan, which may also establish the time in which the landscaping requirements are to be complete; or
- c* development requirements in conjunction with or as alternatives to a or b, above, that are determined to provide for better harmony with and transition from the neighboring development.

(iii) **Minimum building setbacks when not abutting single family detached developments:** The building setback lines for lots in an "RC" Residential Cluster District that are not located adjacent to a single family detached dwelling development shall be as follows:

- a* Lots to be developed with single family detached dwellings:
 - 1* When the front yard abuts a collector or arterial street (access to the street shall be limited as stated on the plat):
 - i* Front yards = 20 feet
 - ii* Rear yards = 15 feet
 - iii* Side yards = 5 feet, except the side yard setback of a corner lot located on a street intersecting the arterial or collector street shall be 15 feet
 - 2* When the front yard abuts a minor street:
 - i* Front Yards = 15 feet, except that the garage shall be setback nineteen (19) feet
 - ii* Rear Yards = 15 feet

- iii* Side Yards = 5 feet, except the side yard setback of a corner lot located on a street intersecting the minor street shall be 15 feet

b Lots to be developed with zero lot line dwellings:

1 When the front yard abuts a collector or arterial street (access to the street shall be limited as stated on the plat):

- i* Front yards = 20 feet
- ii* Rear yards = 15 feet
- iii* Side yards not using "z-lot" configuration = 0 feet on zero side, and 10 feet on non-zero side, except the side yard setback of a corner lot located on a street intersecting the arterial or collector street shall be 15 feet
- iv* Side yards using "z-lot" configuration = 0 feet on zero side, and 10 feet on non-zero side, or, alternatively, alternate 0 feet and 10 feet on the same lot line as shown in Appendix "A", except the side yard setback of a corner lot located on a street intersecting the arterial or collector street shall be 15 feet

2 When front yards abut a minor street:

- i* Front Yards = 15 feet, except that the garage shall be setback nineteen (19) feet
- ii* Rear yards = 15 feet
- iii* Side Yards = Same as set forth in Paragraphs (iii)b.1,iii and (iii)b.1,iv, above

c Lots to be developed with town houses, including duplex-type units:

1 When the front yard abuts a collector or arterial street (access to the street shall be limited as stated on the plat):

- i* Front yards = 20 feet
- ii* Rear yards 1 5 feet
- iii* Side yards = 0 feet side yards except as follows:

- a)* the side yard setback of a corner lot located on a street intersecting the arterial or collector street shall be 15 feet
- b)* a 20 foot separation shall be maintained between each cluster of units, with no more than four units being constructed in each cluster or between the cluster of units and an adjacent detached dwelling unit

2 When the front yard abuts a minor street:

- i* Front yard = 15 feet, except that the garage shall be setback nineteen (19) feet
- ii* Rear yard = 15 feet
- iii* Side yard = Same as set forth in Paragraph (iii)c.i,iii, above

(iv) Zero-Lot Quad Developments: For purposes of this subsection, a "zero-lot quad development" is a development consisting of one or more sets of four attached residential units located on shallow, zero lot line lots, which is laid out substantially similar to Examples I and 4 in Appendix "A", and developed in accordance with the following:

- a* A zero-lot quad development should be consistent with the following purposes:
 - 1* To create a more traditional home front style with less garage visibility from the public right-of-way;
 - 2* To allow for creativity in design with private driveways serving more than one residence, but not more than four;
 - 3* To encourage the use of the front yard as a place for front porches and human activity rather than primarily as concrete driveways and garages; and
 - 4* To dedicate commonly or publicly owned open space within the development,
- b* Setbacks for a zero-lot quad development shall be twenty (20) feet front and side yards as shown in Examples I and 4 of Appendix "A".
- c* The developer shall be required to present a Development Plan as required by Section (c.)(2), above.

(v) Maximum Dwelling Density When Not Abutting a Single Family Detached Development or Zone: When not abutting a development or zoning district of single family detached dwelling units, an "RC" Residential Cluster District must be designed to maintain maximum dwelling density, measured in average square feet of lot area per dwelling, as follows:

- a* Lots developed with single family detached dwelling units must have no more than one dwelling unit for each 5,000 square feet of property.
- b* Lots developed with zero lot line dwellings, including zero lot quad developments, must have no more than one dwelling unit for each 4,500 square feet of property.
- c* Lots developed with townhouses must have no more than one dwelling unit for each 3,500 square feet of property.

For purposes of this Paragraph (v), except for street rights-of-way regardless of ownership, property owned in common by a homeowner's association or in equal shares by all property owners within a development may be included in the total area used to determine the average lot size per dwelling unit, even though such common area is platted as a separate lot.

- (iii) **Setback Requirements for Lots with Commonly Owned (not public) Open Space Separating Buildings:** The setback requirements set forth in Paragraphs (iii) and (iv), above, with respect to all sides of the building shall apply to all buildings located on:

- a* a single lot in which all areas between the buildings are private open spaces owned in common or
- b* lots separated by a platted common area.

For purposes of determining if a building located as described in this Paragraph (vi) complies with the setback requirements of Paragraphs (iii) and (iv), above, an imaginary lot line will be drawn equidistant from each building, and the setbacks shall be measured from that imaginary lot line.

- (iv) **Lots Abutting an Alley:** Dwellings with one car garages and carports shall maintain the same setbacks as required elsewhere in this Section (c.); provided, however, a two car garage or carport with an entry facing a publicly dedicated alley may be built with the entry not less than six (6) feet from the lot line adjacent to that alley.

- (7) **Additional Development Regulations:** The development of property located in an "RC" Residential Cluster District must comply with the following additional regulations:

- (i) **Access to Arterial or Collector Street:** No lot shall be platted with direct access to a collector or arterial street except where limited access is permitted by the Subdivision Code.
- (ii) **Mixing of Housing Types on Same Street:** A Development Site Plan for property in an "RC" Residential Cluster District must provide that no more than one type of housing will be developed on the same street except where terrain, the construction of an appropriate buffer, or open areas create a situation in which a mix of housing on the same street will be compatible.

(iii) **Loop or Cul-de-Sac Streets:** Notwithstanding Paragraph (ii), above, no more than one type of housing may be developed on loop streets or cul-de-sacs.

(iv) **Common Driveways:** The Development Site Plan may provide for common driveways to be constructed to serve a limited number of dwellings as shown in Examples I and 4 of Appendix "A". The number of dwellings served by a common driveway shall depend on the length of the street, the need for emergency vehicle access, the overall design of the Development Site Plan, terrain, and safety considerations; however, in no case will a Development Site Plan be approved that provides for a common driveway that provides access to more than four dwellings.

(v) **Zero Lot Line Developments - Additional Development Regulations:** Zero Lot Line developments shall be subject to the following additional development regulations:

a **Wall Openings on Zero Lot Line:** The wall of a building adjacent to the lot line where no setback is required shall be a continuous solid wall with no windows, doors, or other openings; provided, however, the incorporation into the construction of a wall of opaque materials that permit the infiltration of light which is diffused such that objects on the other side cannot be seen clearly is not a window or opening for purposes of this paragraph.

b **Wall Openings Near Zero Lot Line:** Unless a screening fence has been constructed along the zero lot line side of the lot, no porch, door, or window constructed on a wall other than the wall located on the zero lot line side of the lot shall be located nearer than five (5) feet from the zero lot line side of the lot.

c **Atrium Openings:** No edge of the rooftop opening of an atrium constructed on the zero lot line side of a dwelling shall be less than eight feet from ground level,

d **Maintenance and Drainage Easements:** A maintenance and drainage easement not less than five feet (5.0') wide must be platted along on the lot line adjacent to the zero lot line side of the house located on the adjacent lot.

(8) **Previously Approved Subdivisions:** Subdivisions in "RC" Residential Cluster Districts approved prior to June 16, 1997 shall be governed by the development regulations noted on the respective subdivision plats. If no restrictions are noted on the subdivision plat as to a specific subject matter and no Development Site Plan has been approved for the subdivision, the development regulations set forth in this Section shall apply as to the subject matter. An owner may submit an application for a Development Site Plan for an existing "RC" Residential Cluster District subdivision for the purpose of organizing, clarifying, or otherwise amending the development regulations for the subdivision, provided such Development Site Plan does not conflict with any existing plat or deed restrictions, which at the time of consideration govern development within the subdivision.

(d) **"RM" Residential Mix District:** In addition to other regulations set forth in the Zoning Code, property located in an "RM" Residential Mix District shall be developed in accordance with the following regulations:

- (1) **Purpose:** An "RM" Residential Mix District allows all uses permitted in the "RC" Residential Cluster District with the addition of the development of subdivisions which include the location of manufactured housing, provided such subdivisions comply with certain development restrictions.
- (2) **Development Regulations - Generally:** The development and use regulations of an "RM" Residential Mix District are the same as those set forth in Section (c.), above, for the "RC" Residential Cluster District except that the development of subdivisions which include manufactured housing shall be in accordance with this Section (d.).
- (3) **Development Regulations- Manufactured Home Rental Community:** A development located within an "RM" Residential Mix District which consists primarily of one or more lots which are leased by individuals for the purpose of locating a manufactured home on the lot(s) shall be called a "Manufactured Home Rental Community" or "MHRC". In addition to other applicable regulations, the development of a new MHRC or expansion of an existing MHRC must comply with the following development regulations:
 - (i) **Development Site Plan:** A Development Site Plan must be presented for approval in the same manner as set forth in Section (c.), above. In addition to the requirements set forth in Section (c.), the Development Site Plan for an MHRC must include:
 - a* the proposed street system;
 - b* the proposed lot pattern for home sites, whether or not the site is to be rented or sold outright;
 - c* the location of all recreational vehicle sites;
 - d* the location of all parks, recreational facilities, and other common areas.
 - (ii) **Density:** Density shall not exceed 7.5 units per acre inclusive of the area of any private roadways within the development and common areas but exclusive of areas designed for the location of recreational vehicles.
 - (iii) **Recreational Vehicle Areas:** No more than ten percent (10%) of the area of the development may be used regularly for the temporary location of recreational vehicles.
 - (iv) **Roadway System:** A street system which serves all home sites shall be constructed with the pavement widths as required by the Subdivision Ordinance for minor public streets serving similar housing densities and in compliance with City specifications.

- (v) **Park or Community Facilities:** A private park or community facility encompassing an area of not less than five percent (5%) of the total area of the development shall be constructed for the use of residents of the community as part of the development.
- (vi) **Privacy Fence:** A privacy fence built out of weather resistant wood or masonry must be built surrounding the entire community; provided, however, upon adopting the Development Site Plan, the City Council may modify or omit the fence requirement if the existing terrain results in a natural privacy buffer.
- (vii) **Minimum Setback Requirements:** Each site where a home will be located shall provide for setbacks as follows:
 - a* If the homes are to be placed perpendicular to the road:
 - 1* Front yard = 15 feet
 - 2* Back yard = 10 feet
 - 3* Side yard (rear side) = 5 feet
 - 4* Side yard (front side) = 20 feet
 - b* If the homes are to be placed parallel to the road:
 - 1* Front yard = 20 feet
 - 2* Back yard = 20 feet
 - 3* Side yards = 5 feet
- (viii) **Skirting:** All manufactured homes in the development must be skirted in a manner approved by the City Council in the Development Site Plan.
- (ix) **Plat Required:** An MHRC must be platted; provided, however, an MHRC may be platted as a single lot. In no case shall an individual home site in an MHRC be platted as a separate lot.
- (x) **Extension of Certain Public Streets:** Collector and arterial streets shall be extended as part of the development of a proposed MI-IRC plat. In the event the construction of an arterial or collector street results in the division of a MHRC into more than one section, the MI-IRC must be developed as if each section constituted a separate MIIRC development and independently comply with all applicable development regulations.
- (xi) **Abutting an "R-1" Single Family District or "RC" Residential Cluster District:** If an MI-IRC abuts an "R-1" Single Family District, an "RC" Residential Cluster District, or residential housing development within the RM district that does not consist of manufactured housing, the MI-IRC development must in addition to other applicable development regulations comply with the following:

- a* a fifty foot (50') setback from the side of the MHRC development abutting said development; and
- b* unless otherwise set forth in the resolution adopting the Development Site Plan, approval and implementation of a landscape plan requiring trees be planted on fifty foot (50') centers around the perimeter of the MHRC, which trees are not less than two and one-half inches (2.5") in diameter measured at a height of four feet above the ground when planted.

(4) **Development Regulations - Manufactured Home Subdivision (MHS):** A development located in a "RM" Residential Mix District which consists primarily of individual lots on which are located not more than one manufactured home for each lot shall be known as a "Manufactured Home Subdivision." An MI-IS developed within a "RM" Residential Mix District shall be subject to the following additional development regulations:

- (i) **Lot Size Regulations:** The minimum lot area for a lot located in an MI-IS shall be 5,000 square feet.
- (ii) **Setbacks:** Setbacks shall be the same as for development of a MHRC.
- (iii) **Skirting:** All manufactured homes in a MI-IS must be skirted with the same type material as the house siding unless another material is permitted in the Development Site Plan for the development. Skirting must be installed prior to the issuance of a certificate of occupancy.
- (iv) **Abutting an "R-I" Single Family District or "RC" Residential Cluster District:** A Development Site Plan must be approved in the same manner as Section (c.), above, which provides for buffering or screening along the sides of the subdivision located within one hundred feet of the following:
 - a* an "R-I" Single Family District
 - b* an "RC" Residential Cluster District, or
 - c* a single family residential development that does not consist of manufactured housing.

All required buffering and screening elements must be installed and approved by the City prior to issuance by City of any certificate of occupancy for improvements within the development or the provision of city utilities to the development except for temporary service provided during construction.

(5) **Previously Platted Property; Site Plan Exemption:** Notwithstanding Subsection (4), above, a development site plan shall not be required for property developed as an MI-IS which was platted prior to June 16, 1997.

- (e) **"R-3" Multifamily Residential District:** In addition to other regulations set forth in the Zoning Code, property located in a "R-3" Multifamily Residential District shall be developed in accordance with the following regulations:

(1) **Purpose:** The "R-3" Multifamily Residential District is primarily designed to allow multifamily housing in addition to other residential uses which are permitted conditionally or as a matter of right. An "R-3" Multifamily Residential District should not be used on minor streets where increased traffic flow is expected, but may be a suitable transition district between lighter density housing and commercial areas. When a request for an "R-3" Multifamily Residential District is made on property located adjacent to an existing single family development, a Planned Development District which better ensures the objective of protecting the quality of the existing single family housing would be more appropriate.

(2) **Lot Size Regulations:** In the "R-3" Multifamily Residential District, the lot area per dwelling unit shall be as follows:

- (i) **One Family Dwelling Unit:** A lot must contain 5,000 square feet for each one family dwelling unit located on the property.
- (ii) **Two Family Dwelling Units:** A lot must contain 6,000 square feet for each two family dwelling unit located on the property.
- (iii) **Three or More Dwelling Units:** When the lot will be developed with three or more dwelling units, the minimum area for the lot shall be equal to the sum of the following:

- a* 1,600 square feet for each one bedroom dwelling unit;
- b* 1,800 square feet for each two bedroom dwelling unit; and
- c* 2,000 square feet for each dwelling unit with three or more bedrooms.

(3) **Development Regulations for Non-Residential Uses:** Non-residential uses located in a "R-3" Multifamily Residential Zone shall be developed in accordance with the following regulations:

- (i) **Building Area:** The gross floor area of the building used for non-residential purposes may not exceed 3,000 square feet;
- (ii) **Building Appearance:** The building shall be designed to appear as a residence, with:
 - a* a wood, rock, or brick exterior;
 - b* a roof constructed of materials and with a similar pitch to other residences in the adjoining neighborhood; and
 - c* a front door and window(s) on the side of the building facing the lot front.

(f) **"RT" - Residential Transition District:** In addition to other regulations set forth in the Zoning Code, property located in the "RT"- Residential Transition Zone shall be developed in accordance with the following regulations:

(1) **Purpose:** The "RT" Residential Transition District is specifically designed to be a transition zone between single family areas and commercial properties. Because of development regulations that require the appearance of a business located in an "RT" Residential Transition District to be that of a single family residence, the "RT" Residential Transition District can be used in various areas of the City where existing lots are occupied in part by single family houses but where limited business uses may be under certain conditions appropriate and desirable.

(2) **Building Limit:** Except for a detached garage or servant or guest quarters, no more than one main building may be constructed on a lot in the "RT", Residential Transition District.

(3) **Development Regulations for Non-Residential Uses:** Non-residential uses located in a "RT" Residential Transition Zone shall be developed in accordance with the following regulations:

(i) **Building Area:** The gross floor area of the building may not exceed 3,000 square feet;

(ii) **Building Appearance:** The building shall be designed to appear as a residence, with:

a a wood, rock, or brick exterior;

b a roof constructed of materials and with a similar pitch to other residences in the adjoining neighborhood; and

c a front door and window(s) on the side of the building facing the lot front.

(iii) **Off-Street Parking:** All off-street parking shall be located on the side or in the rear of the building;

(iv) **Front Yard Required:** The building must comply with the residential front yard setback requirements for the zoning district and have an unpaved front yard;

(v) **Sign Restrictions:** Only the following signs shall be permitted:

a One free standing sign which:

1 has a sign area of not greater than twenty-four square feet;

2 does not exceed six (6) feet in height above the ground; and

3 is not internally illuminated; and,

b One wall sign or projecting sign which:

1 has a sign area not greater than twenty-four square feet; and

2 is not internally illuminated.

- (g) **Permitted and Conditional Uses -Residential Districts:** The uses which are residential districts zoning districts described in permitted as a matter of right or permitted upon issuance of a conditional use permit in the listed Section (a.), above, and shown on the Official Zoning Map, are indicated by the letters "P" and "C", respectively, in the following table:

SEE FOLLOWING PAGE FOR TABLE

LAND USES	R-1	R-1A	R-3	RC	RM	RT
Agricultural - General						
Agricultural Service						
Bed and Breakfast	C	C	P	C	C	P
Building Construction, General						
Building Construction, Specialist						
Business Services I						
Business Services II						
Cocktail Lounge						
Detention Facilities						
Dwelling , Single Family, Detached	P	P	P	P	P	P
Manufactured Home or Manufactured Housing					P	
Dwelling, Multiple Family			P			C
Dwelling, Single Family with apartment	C	P	P	C	P	C
Dwelling, RC District Uses (with plat)		P	P	P	P	
Education, Secondary and College						C
Education, Primary	C	C	P	C	C	C
Equipment Sales/Repair/Storage (Heavy)						
Fuel Sales						
Funeral Services						
Institutional and Public Use Facilities						
Life Care Development			C			C
Manufacturing, Custom						P
Manufacturing and Industrial, Heavy						
Manufacturing and Industrial, Limited						
Manufactured Housing Sales						
Personal Services I						P
Personal Services II						
Personal Services-Limited						P
Professional Offices						P
Restaurant, General						P
Restaurant, Limited						P
Retail Trade – I						
Retail Trade – II						
Retail Trade – III						
Retail Trade – Limited						P
Tourist/Visitor & Recreation Service						C
Transportation Terminal (Bus/Aviation)						
Vehicle Maintenance and Repair						
Vehicle Sales/Service-Used						
Vehicle Sales/Services – New						
Warehousing & Distribution						

(Ord. #2001-11, 07/10/2001)

(Ord. #2000-15, 09/25/2000)